



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಬುಧವಾರ, ೨೩, ಜುಲೈ, ೨೦೨೫ (ಶ್ರಾವಣ ,೦೧, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, WEDNESDAY, 23, JULY, 2025 (SHRAVANA ,01, SHAKAVARSHA, 1947)	ನಂ. ೪೦೭ No. 407
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GOVERNMENT OF KARNATAKA

No. UDD 139 GEL 2025(P-1)

Karnataka Government Secretariat
Dr. Ambedkar Veedi,
Vikasa soudha, Bangalore
Dated: 23.07.2025

NOTIFICATION-1

The draft of the following bye-laws further to amend the Karnataka Municipal Corporations Model Building Bye-Laws 2017, which the Government of Karnataka proposes to make in exercise of the powers conferred by sub-section (1) of section 508 of the Karnataka Municipal Corporations Act, 1976 (Karnataka Act 14 of 1977), is hereby published as required by sub-section (1) of section 428 of the said Act, for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after the expiry of thirty days from the date of its publication in the official Gazette

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department, Vikasa Soudha, Dr.B.R Ambedkar Veedhi Bengaluru-560001

DRAFT BYE-LAWS

Title and commencement.- (1) These bye laws may be called the Karnataka Municipal Corporations Model Building (Amendment) Bye-Laws, 2025.

(2) They shall come into force from the date of their final publication in the official Gazette.

1. Substitution of Bye-Law 3.15.5.- In the Karnataka Municipal Corporations Model Building Bye-Laws, 2017, for bye-law 3.15.5 and entries relating thereto, the following shall be substituted, namely:-

"3.15.5 Sanctioning modified plan.- (1) The Applicant may apply for modified building plan approval,-

(a) if the Applicant intends to make changes resulting in more than fifteen percent (15%) deviation or such percentage as may be notified by the Government, from the sanctioned plans in any or all of the following, namely:-

- (i) Setbacks,
- (ii) Coverage or

(b) if the Applicant makes changes which results in more than five percent (5%) deviation or such percentage as may be notified by the Government, from the sanctioned plans in any or all of the following, namely:

- (i) FAR and
- (ii) Car parking

(2) If the deviation specified in sub-byelaw (1), is made due to any error in setting out the orientation of the building on site or due to any other unavoidable site conditions and such deviation occurs during the course of construction, the applicant and the professional on record for supervision shall intimate the Authority.

(3)The deviations specified in sub-byelaw (1), may be regularized by the Commissioner only after sanctioning the modified plan, recording thereon the deviations and after levy of fee as may be specified by the Government:

Provided that regularization of deviations under this bye-law shall not apply to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan"

By Order and in the name of the
Governor of Karnataka.

(Mahantappa S. Turakanur)
Under Secretary to Government,
Urban Development Department,
(Municipal Administration-2 and Board).

GOVERNMENT OF KARNATAKA

No. UDD 139 GEL 2025

Karnataka Government Secretariat
Dr. Ambedkar Veedi,
Vikasa soudha, Bangalore
Dated: 23.07.2025

NOTIFICATION-2

The draft of the following bye-laws further to amend the Karnataka Municipalities Model Building Bye-Laws 2017 which the Government of Karnataka proposes to make in exercise of the powers conferred by sub-section (1) of section 325 of the Karnataka Municipalities Act. 1964 (Karnataka Act 22 of 1964), is hereby published as required by sub-section (1) of section 325 of the said Act, for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after the expiry of thirty days from the date of its publication in the official Gazette

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department, Vikasa Soudha, Dr. BR Ambedkar Veedhi Bengaluru-560001

DRAFT BYE-LAWS

2. Title and commencement.- (1) These bye laws may be called the Karnataka Municipalities Model Building (Amendment) Bye-Laws, 2025

(2) They shall come into force from the date of their final publication in the official Gazette.

3. Substitution of Bye-Law 3.15.5.- In the Karnataka Municipalities Model Building Bye-Laws, 2017, for bye-law 3.15.5 and entries relating thereto, the following shall be substituted, namely:-

"3.15.5 Sanctioning modified plan.- (1)The Applicant may apply for modified building plan approval,-

(a) if the Applicant intends to make changes resulting in more than fifteen percent (15%) deviation or such percentage as may be notified by the Government, from the sanctioned plans in any or all of the following, namely -

- (i) Setbacks,
- (ii) Coverage or

(b)if the Applicant makes changes which results in more than five percent (5%) deviation or such percentage as may be notified by the Government from the sanctioned plans in any or all of the following, namely:-

- (iii) FAR: and
- (iv) Car parking.

(2) If the deviation specified in sub-byelaw (1), is made due to any error in setting out the orientation of the building on site or due to any other unavoidable site conditions and such deviation occurs during the course of construction, the applicant and the professional on record for supervision shall intimate the Authority

(3)The deviations specified in sub-byelaw (1), may be regularized by the Commissioner or the Chief Officer only after sanctioning the modified plan, recording thereon the deviations and after levy of fee as may be specified by the Government.

Provided that regularization of deviations under this bye-law shall not apply to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan."

By Order and in the name of the
Governor of Karnataka.

(Mahantappa S. Turakanur)
Under Secretary to Government,
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